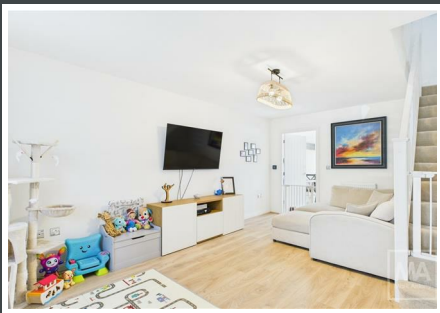




Palfreyman Drive, Grappenhall Heys Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- 50% Shared Ownership
- Affordable Home
- Two Bedrooms
- Modern Build
- Ample Space
- Wonderful Garden
- Driveway Parking
- Great Opportunity
- Sought-After Location
- Local Amenities Nearby

INTERIOR

As you step through the front door, you're immediately embraced by the bright and airy ambiance of the lounge—a sanctuary of comfort, perfect for leisurely afternoons or sophisticated gatherings with friends and family. Beyond the lounge, the separate kitchen exudes both charm and practicality, offering a delightful space for culinary creativity. Its patio doors provide seamless access to a stunningly spacious garden, a true outdoor haven for relaxation or entertainment.

Upstairs, the home continues to impress with two invitingly warm and beautifully presented bedrooms, each promising tranquility and comfort. To complete the picture, a thoughtfully designed bathroom awaits, meticulously appointed to ensure a sense of indulgence and convenience for every resident. This home truly balances elegance, functionality, and a welcoming spirit, all under one roof.

GARDEN

One of the standout features of this home is the spacious garden, predominantly laid to lawn, which offers a delightful outdoor retreat. A small patio area provides an ideal spot for al fresco dining or enjoying a morning coffee in the sun. Additionally, the property benefits from driveway parking for two cars, adding to the convenience of this lovely home.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1100mb (via Sky and Vodafone)



LOCATION

Grappenhall Heys is a charming suburb nestled south of Warrington Town Centre. The area boasts an attractive walled garden built in 1830 which is now a community hub, home to a café, family attractions and a selection of regular events. The area is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to excellent schools, making it a sought-after area. The suburb is close to Stockton Heath, where there's a great selection of shops, cafés and restaurants. Residents also benefit from excellent transport connections and are within easy reach of the M6 and M56.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Leasehold

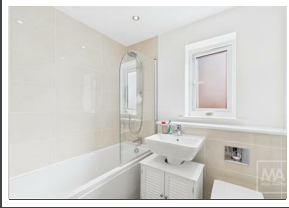
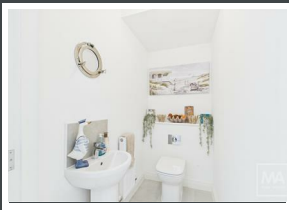
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Ground Floor



Floor 1



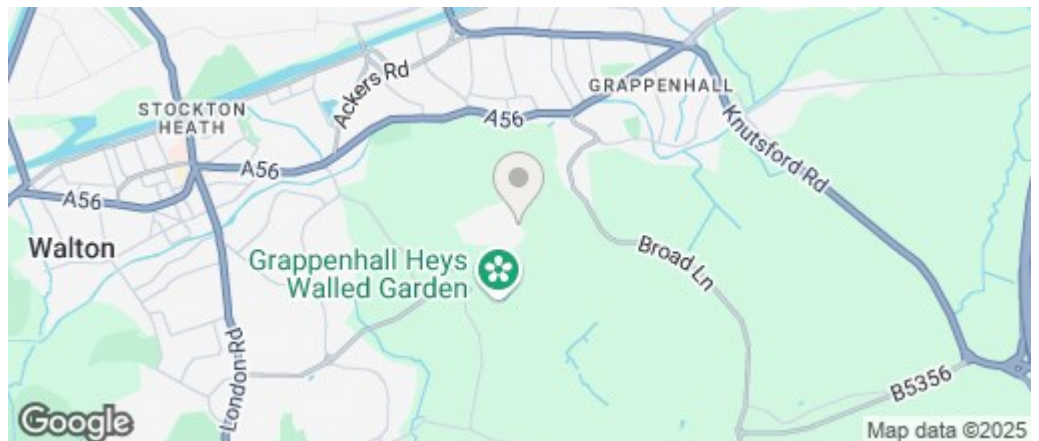
Approximate total area*
695.89 ft²
Reduced headroom
7.83 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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